



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD14-06  
**DATE:** February 13, 2014  
**TO:** Interested Neighbors  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of Proposed Rezoning

**APPLICANT:** Madole Family Revocable Trust  
**LOCATION:** North side of Cedar Lane Road  
between 12<sup>th</sup> Avenue S.E. and BNSF  
Railroad  
**WARD:** 7

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning the property to A-1, General Agricultural District. This property is currently zoned A-2, Rural Agricultural District, and rezoning will be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, February 27, 2014 from 6:30 p.m. until 7:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

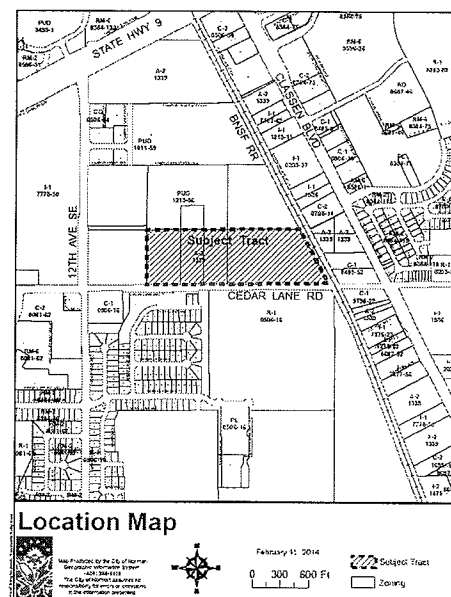
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their March 13, 2014 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 or 226-8079 any time. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP



Case Number PD 14-06

**Application for a  
NORMAN PRE-DEVELOPMENT INFORMATION MEETING**

Name of Applicant/Land Owner: MADOLE FAMILY REV TRT-MADOLE, WILEY R & BARBARA SUE-CO TRTEE, and CHRISTOPHER ARMSTRONG, and ARMSTRONG, JAMES ROBERT-REV LIV TRT-TRTEE UND 1/2 INT, and DOROTHY ARMSTRONG

Address: c/o Atty for Applicant, Sean Rieger  
136 Thompson Drive, Norman, OK 73069

Name and phone number of contact person(s): Atty Sean Rieger, 329-6070 wk, 226-8079 cell

Best time to call: Anytime

A proposal for development on a parcel of land, generally located:

- The north side of east Cedar Lane, between 12<sup>th</sup> Ave. SE and the BNSF Railroad line.

And containing approximately, roughly 25.6 gross acres total, in four separate parcels of roughly 5.08, 3.56, 3.56, 13.40 gross acres each, will be brought forward to the Planning Commission and City Council for consideration within the next few months.

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This proposed development will necessitate (check all that apply):

☐ 2025 Plan Amendment – Growth Boundary ☐ Land Use ☐ Transportation ☐

☒ **XX** Rezoning – To what district(s): From Existing A-2 to A-1 General Agricultural District

☐ Special use – For:

☐ Preliminary Plat

☐ Norman Rural Certificate of Survey (COS)

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres of each use):

This is a housekeeping rezoning in order to allow the existing single family homes on these properties to continue and for new permitting of single family home(s) subject to restrictions of A-1 zoning, as these sites have been reduced to under 10 acres due to recent development around them. This is a zoning through agreement with City Council in a prior item.

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**FOR PLANNING OFFICE USE ONLY**

Deed or Legal Description ☒ Written description of project ☒

Radius Map ☒ Preliminary Development Map ☒

Certified Ownership List ☒ Filing Fee \$125 ☒

Current Zoning: A-2, Rural Agricultural District

Current Plan Designation: Low Density Residential

*2-10-14  
2:30 p.m.  
mt  
Concurrent*

**SEAN PAUL RIEGER**  
ATTORNEY AT LAW • ARCHITECT  
S.P. RIEGER PLLC  
136 THOMPSON DRIVE  
NORMAN, OKLAHOMA 73069-5245  
E-MAIL: SP@RIEGERLLC.COM

TELEPHONE: 405.329.6070

FACSIMILE: 405.329.7103

7 February 2014

City of Norman  
Planning Department  
201 West Gray  
Norman, OK 73069

**RE: Pre-Development Written Description of Project**

Dear City of Norman,

I represent the Owners in the attached Application for a Pre-Development Information Meeting. This Application comes to you in follow up to the various actions of the City of Norman as to the Park7 rezoning and as to the Cedar Lane Road recoupment and right of way matters.

In the course of that work, the City and Applicants agreed that the Applicants would submit an application to the City to rezone the Subject Property to a zoning designation that will allow for single family homes on lots of two (2) acres or greater, rather than the current zoning designation that only allows for homes on lots of ten (10) acres or greater. This was in need of happening due to the Subject Property being remainder lands after the Park7 rezoning and platting and thus allowing the remainder lands to still go forward as single family home sites by changing the zoning from A-2 to A-1.

The Applicants seek this rezoning to A-1 to allow for a single family home site on each parcel so long as each parcel is two (2) acres or larger. The Applicants intend to continue to use the Subject Property essentially the same as it has been used, as single family home sites and as agricultural operations in keeping with the A-1 allowed uses.

We respectfully request the City of Norman support for this housekeeping rezoning. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,  
**S.P. RIEGER PLLC**



By: Sean Paul Rieger  
Attorney at Law ▪ Architect ▪ Broker

### Preliminary Development Map

Remains mostly unchanged

One new single family home planned on one parcel, shall conform to all City zoning and building ordinances and codes.



*Rezoning from A-2 to A-1 General Agricultural*